

# COMMITTEE REPORT

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**File Number**

**Committee Report**

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**ROYAL BOROUGH OF KENSINGTON & CHELSEA**

**REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION**

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**PLANNING & CONSERVATION COMMITTEE  
PLANNING SERVICES COMMITTEE  
DELEGATED**

**APP NO. PP/03/00946  
AGENDA ITEM NO.**

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**ADDRESS/SUBJECT OF REPORT:**

**131A and B,  
Notting Hill Gate,  
London, W11 3LB**

**APPLICATION DATED 23/04/2003**

**APPLICATION REVISED**

**APPLICATION COMPLETE 25/04/2003**

**APPLICANT/AGENT ADDRESS:**

**Aspect Property  
Services Ltd.,  
73 Chepstow Road,  
London  
W2 5QR**

**CONS. AREA 6 CAPS Yes**

**ARTICLE '4' No WARD CAA**

**LISTED BUILDING No**

**HBMC DIRECTION**

**CONSULTED OBJ.**

**SUPPORT PET.**

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**RECOMMENDED PROPOSAL:**

**RBK& C DRAWING NO(S):**

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**RECOMMENDED DECISION:**

**CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:**

ROYAL BOROUGH OF KENSINGTON & CHELSEA  
REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

AR

DPI

Date: 20/06/03

**DELEGATED**

APP NO. PP/03/00946/MIND

This application is for a class of development to be determined under powers delegated to me by the Council on 18th July, 2001 and is not a major, controversial or sensitive application nor one which a Ward Councillor has asked to be considered by Planning Services Committee.

Class - 8th Schedule development

**RECOMMENDED DECISION: Grant planning permission**

I hereby determine and grant this application under the powers delegated to me by the Council, subject to the condition(s) indicated below imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation

Head of Development Control

Area Planning Officer

20/6/03

  
20/6/03

**ADDRESS OF SITE:**

**131A and B, Notting Hill  
Gate, London, W11 3LB**

APPLICATION DATED 23/04/03

APPLICATION COMPLETE 25/04/03

**APPLICANT/AGENT ADDRESS:**

Aspect Property Services Ltd.,  
73 Chepstow Road,  
London  
W2 5QR

**APPLICANT: Mr. Ali Dina,**

CONS AREA  
Kensington

CAPS Yes

ART '4' No

WARD Campden

LISTED BUILDING NO

ENG. HERITAGE .

CONSULTED 46

OBJ. 1

SUP. 0

PET. 0

**PROPOSAL: Removal of existing roof extension, erection of an additional storey and conversion of the upper two floors into two self contained flats**

RBK&C Drawing No(s): PP/03/00946

Applicant's Drawing No(s) 1374/01/A; 02A

DELEGATED  
APPROVAL  
20 JUN 2003

## CONDITIONS AND REASONS FOR THEIR IMPOSITION

1.           **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**  
*Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)*
  
2.           **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**  
*Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)*
  
3.           **The windows shall be timber framed, double hung, sliding sashes, and so maintained. (C075)**  
*Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)*
  
4.           **Notwithstanding the information shown on the submitted drawings, details of the roofing material shall be submitted to and approved by the Executive Director, Planning and Conservation, before the development commences.**  
*Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)*
  
5.           **Details of the treatment to the party wall adjoining 127 Notting Hill shall be submitted to and approved in writing by the Executive Director, Planning and Conservation before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:**  
*Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)*

## INFORMATIVES

1.           I09
  
2.           I10

3. I21

4. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD37, CD44, CD45, CD57, CD61, CD62, H6, TR36 and TR42. (I51)

**1.0 SITE DESCRIPTION**

- 1.1 The building is located on the southern side of Notting Hill Gate, close to its junction with Campden Hill Square. The two storey rendered property has an existing slate covered roof addition. The ground floor of the building is in use as an estate agent with a self contained residential flat on the above two floors. The property is not listed though it is within the Kensington Conservation Area.

**2.0 PROPOSAL**

- 2.1 Removal of the existing roof extension and erection of an additional storey and conversion of the upper two floors into two self contained flats. The front walls would be rendered to match the existing building.

**3.0 PLANNING CONSIDERATIONS**

- 3.1 The main considerations relate to the impact of the development on the character and appearance of the property and the Conservation Area and the effect on amenity.
- 3.2 The relevant planning policies are found in the 'Conservation and Development' chapter of the Unitary Development Plan (UDP), with policies CD37, CD44, CD45, CD57, CD61, CD62, H6, TR36 and TR42 being of particular relevance.
- 3.3 The properties in this part of Notting Hill are a mix of building styles heights. The buildings adjoining the application site to the west are 4 storeys in height and the building to the east is 3 storeys. The existing roof form is in need of repair and the proposed replacement, whilst increasing the overall height of the building, is not considered to harm its appearance. The materials on the front elevation, including the new sash windows, will be in keeping with the building and the wider area. In principle therefore it is considered that a roof extension on this property would be acceptable and would not harm the character or appearance of the Conservation Area.
- 3.4 The sub-division of the upper floors will provide 2, two bedroom self contained units. This mix of units is considered acceptable as larger units may not be appropriate due to the lack of amenity space and location on a busy road.
- 3.5 The Director of Highways and Transportation has raised an objection on the grounds that the proposal will result in the provision of an additional residential unit without providing an off street parking space. There is no parking provided for the existing building and it is

not considered that the provision on one additional unit would result in a material increase in parking stress on surrounding roads. In addition the site is particularly well served by public transport as it is only two minutes walk to/from Notting Hill Gate tube station.

- 3.6 The proposal is considered acceptable and complies with Policies CD37, CD44, CD45, CD57, CD61, CD62, H6, TR36 and TR42 of the UDP.

#### **4.0 PUBLIC CONSULTATION**

- 4.1 Forty five letters have been sent to neighbouring properties. One response has been received on behalf of the ground floor tenants who have objected to the proposal on the grounds that the design is bulky and would be a poor design, the creation of 2 flats would result in overdevelopment and the drainage system is unable to cope with the additional demand. In response to these points, the proposal is not considered to be over bulky given the roof lines in the immediate vicinity. The proposal would provide two, two bedroom units rather than one larger unit and this is not considered to result in an overdevelopment of the site. The reference to drainage is not something which can be dealt with as a planning matter but is something which would be considered as part of the application a resident in Callcott Street who is concerned that the roof extension would result in a loss of light and overlooking. However given the depth of the proposed balcony at roof level it is not considered that neighbours will experience any material loss of privacy.

#### **5.0 RECOMMENDATION**

- 5.1 Grant planning permission.

**M.J. FRENCH**  
**EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**

#### **Background Papers**

The contents of file PP/03/00946 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By:  
Report Approved By:  
Date Report Approved:

JTR  
DT/MJF

*WJW*  
*20/6/03*